026.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	936,600	/	936,600
USE VALUE:	936,600	/	936,600
ASSESSED:	936,600	/	936,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSULLIVAN ROBERT J	
Owner 2:		
Owner 3:		
Street 1:	42 BELLEVUE ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,320 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Aluminum Exterior and 3892 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4320.000	540,900		395,700	936,600
Total Card	0.099	540,900		395,700	936,600
Total Parcel	0.099	540,900		395,700	936,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 240.68 | /Parcel: 240.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	17537
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!2142!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	541,000	0	4,320.	395,700	936,700	936,700	Year End Roll	12/18/2019
2019	104	FV	413,200	0	4,320.	420,400	833,600	833,600	Year End Roll	1/3/2019
2018	104	FV	413,200	0	4,320.	306,700	719,900	719,900	Year End Roll	12/20/2017
2017	104	FV	386,400	0	4,320.	267,100	653,500	653,500	Year End Roll	1/3/2017
2016	104	FV	386,400	0	4,320.	227,500	613,900	613,900	Year End	1/4/2016
2015	104	FV	342,300	0	4,320.	222,600	564,900	564,900	Year End Roll	12/11/2014
2014	104	FV	342,300	0	4,320.	183,000	525,300	525,300	Year End Roll	12/16/2013
2013	104	FV	356,900	0	4,320.	174,100	531,000	531,000		12/13/2012

PRINT

Date	Time
12/10/20	17:37:43

LAST REV

Date	Time
08/10/20	10:13:41
danam	
2142	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLEN PATRICK	29268-160		10/26/1998		255,000	No	No		Y

USER DEFINED

Prior Id # 1:	17537
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	521	Renovate	50,000					
5/5/2020	480	Demoliti	2,500	C				
2/6/2001	90	Redo Bas	10,000	C				
12/19/2000	92	Porch	1,500	C				REBUILD PORCH
3/10/1999	115	Dormers	10,000					2 DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
10/5/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4320		Sq. Ft.	Site		0	80.	1.14	1			Med. Tr	-10					395,711						395,700	

Total AC/HA: 0.09917 | Total SF/SM: 4320 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 395,711 | Spl Credit | Total: 395,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96818179
Const Adj.:	0.98990101
Adj $ / SQ:	162.929
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734948
Depreciation:	194026
Depreciated Total:	540922

COMMENTS

NC=TQS WORK IN PROGRESS 80% COMPLETE
NO INSP 1ST FLR APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

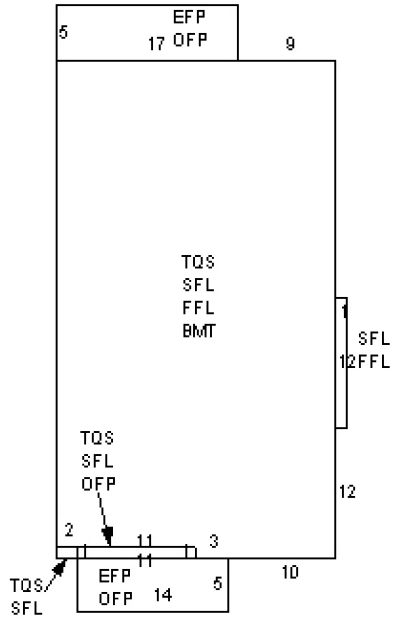
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.93
Special Features:	0	Val/Su Net:	112.59
Final Total:	540900	Val/Su SzAd	163.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,208	162.930	196,818
FFL	First Floor	1,195	162.930	194,700
BMT	Basement	1,183	71.480	84,567
TQS	3/4 Story	897	162.930	146,147
OFP	Open Porch	166	26.170	4,345
EFP	Enclos Porch	155	44.340	6,872

Net Sketched Area:	4,804			Total:	633,449
Size Ad	3300	Gross Are	5103	FinArea	3892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	